

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: May 10, 2011

SUBJECT: Extension Request – BZA Case 17913-A, 19 Eye Street, N.W.

Applicant	Gonzaga College High School
Address	19 Eye Street, N.W.
Ward / ANC	Ward 6; ANC 6C
Project Summary	Construction of new academic and athletic facilities, and a below grade parking garage.
Date of Order Issuance	May 4, 2009
Previous Extension	None
Date of Order Expiration	May 4, 2011

PHOTO(S) OF SITE:

Aerial (2009)



Google Maps Aerial (2011)

EVALUATION OF THE EXTENSION REQUEST

Section 3130.6 of the Zoning Regulations allows for the extension of a BZA approval for “good cause” shown upon the filing of a written request by the applicant before the expiration of the approval, provided the following requirements are met:

- (a) **The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**



The application includes a Certificate of Service, dated April 1, 2011, indicating that the application was served on ANC 6C, the only party to the case. The extension request was served more than thirty days in advance of the Board's review of the request for extension.

- (b) **There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board's justification for approving the original application.**

Zoning Regulations

There have been no changes to the zone district classification of the subject property.

Surrounding Development

There have been no significant projects approved since the previous approval was granted by the BZA.

Proposed Development:

The application indicates that no changes to the approved development are proposed as part of this extension request.

- (c) **The applicant demonstrates that there is good cause for such extension, with substantial evidence of one or more of the following criteria.**
- (1) An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant's reasonable control;**
 - (2) An inability to secure all required governmental agency approvals by the expiration date of the Board's order because of delays that are beyond the applicant's reasonable control; or**
 - (3) The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control.**

As a result of the economic downtown the applicant has not been able to obtain the financing necessary for the construction of this project. In addition, donations to the school are also down because economic conditions, further impacting the applicant's ability to construct this project. These factors are beyond the applicant's reasonable control.